



Talbot County Short-Term Rental Review Board
Revised Minutes
Thursday, April 20, 2023 at 1:00 p.m.
Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

Commission Members:

Cindy Reichart, Chairperson
David McQuay
Keith Watts- via teleconference
Michele La Rocca
Martha Suss, Vice Chairperson - via
teleconference

Staff:

Rebecca Guay, Esquire
Brennan Tarleton, Planning Officer
Elisa Deflaux, Planner II
Jennifer Collins, Administrative Assistant

1. Call to Order – The Chair called the meeting to order on April 20, 2023 at 1:08 p.m.

2. Election of Officers

Ms. La Rocca made a motion to reappoint Cindy Reichart as Chairperson and Martha Suss as Vice Chairperson. Motion seconded by Mr. McQuay.

Vote	5-0
FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Minutes –The minutes for the April 6, 2023 meeting were accepted.

4. Administrative Matters – Discussion occurred regarding posting of the agenda. Legal counsel advised the Board that the County has met the legal requirements of the Open Meetings Act because the Agenda was posted approximately 72 hours in advance. Staff agreed with legal regarding the requirements. Staff referred to the Short Term requirements of section §190-63 G of the Talbot County Code. Talbot County Compliance Officers are required to post a sign on each property. The applicants are required to send notifications to the community members within the 1,000 feet.

5. Old Business– None

- *Please note the video will reflect that the order of the meeting was changed. The order was as follows; 6a, 6c, 6d, 6e, 6b*

6. New Business

a. Applicant: Kevin and Angeline Hartmann

File No.: STN-23-15
Agent: Kevin and Angeline Hartmann
Request: Short-Term Rental License – primary dwelling
Location: 27441 Ferry Bridge Road, Easton, Maryland 21601
Zoning: Map 24, Parcel 191; Zone: RC

Staff Presentation:

Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Kevin Hartmann

Public Comments: None

Ms. La Rocca made a motion to approve the STR application for three bedrooms located at 27441 Ferry Bridge Road, Easton, Maryland 21601 with staff conditions; based on the following findings

1. The application is complete.
2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.
3. Applicant complied with all notice requirements.
4. Issuance of the license would not unduly disturb the peace of the neighborhood
5. In the Board's discretion, no other substantial reasons exist to support denial of the license.

Motion seconded by Mr. McQuay. The motion carried.

Vote	5-0
FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. Applicant: Harry and Kelly Harp
File No.: STN-23-13
Agent: Harry and Kelly Harp
Request: Short-Term Rental License – - primary dwelling
Location: 26090 Goose Neck Road, Royal Oak, Maryland 21662
Zoning: Map 47, Parcel 57; Zone: RR

Staff Presentation:

Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Harry Harp

Public Comments: None

Ms. La Rocca made a motion to approve the STR application for two bedrooms located at 26090 Goose Neck Road, Royal Oak, Maryland 21662, with staff conditions; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. Applicant complied with all notice requirements.**
- 4. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. In the Board's discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. McQuay. The motion carried.

Vote 5-0

FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

c. Applicant: Lisa and John Jensen
File No.: STN-23-1
Agent: Eastern Shore Vacation Rentals, Catherine Lawson
Request: Short-Term Rental License – - primary dwelling
Location: 5562 Heron Point Rd Royal Oak MD 21662
Zoning: Map 46, Parcel 17; Zone: RC

Staff Presentation:

Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Catherine Lawson

John Jensen

Public Comments: None

Mr. McQuay made a motion to approve the STR application for four bedrooms located at 5562 Heron Point Rd Royal Oak MD 21662 with staff conditions; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**

- 145 3. Applicant complied with all notice requirements.
146 4. Issuance of the license would not unduly disturb the peace of the
147 neighborhood
148 5. In the Board's discretion, no other substantial reasons exist to support
149 denial of the license.

150 Motion seconded by Ms. Suss. The motion carried.

151
152 Vote 5-0
153 FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss
154 AGAINST: 0
155 ABSTAIN: 0
156 ABSENT: 0
157

158 d. **Applicant:** Franz Burda
159 **File No.:** STN-23-10
160 **Agent:** Eastern Shore Vacation Rentals, Catherine Lawson
161 **Request:** Short-Term Rental License - accessory dwelling
162 **Location:** 9675 Fairview Point Lane Easton MD 21601
163 **Zoning:** Map 23, Parcel 05; Zone: RC
164

165 **Staff Presentation:**

166 Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license
167 application.
168

169 **Applicant Presentation:**

170 Catherine Lawson
171 Franz Burda via teleconference
172

173 **Public Comments: None**
174

175 Ms. Suss made a motion to approve the STR application for six bedrooms
176 located at 9675 Fairview Point Lane Easton MD 21601 with staff conditions;
177 based on the following findings

- 178 1. The application is complete.
179 2. No false, inaccurate, incomplete, or incorrect statements were made in
180 connection with the application.
181 3. Applicant complied with all notice requirements.
182 4. Issuance of the license would not unduly disturb the peace of the
183 neighborhood
184 5. In the Board's discretion, no other substantial reasons exist to support
185 denial of the license.

186 Motion seconded by Mr. Watts. The motion carried.
187

188 Vote 5-0
189 FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss
190 AGAINST: 0

191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235

ABSTAIN: 0
ABSENT: 0

- e. **Applicant:** AVL Properties LLC - Danridge D Giltz Jr
File No.: STN-23-11
Agent: Eastern Shore Vacation Rentals, Catherine Lawson
Request: Short-Term Rental License - primary dwelling
Location: 21936 Sherwood Landing Rd Sherwood MD 21665
Zoning: Map 30, Parcel 17; Zone: VR

Staff Presentation:
Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:
Catherine Lawson
Rachel Giltz -via teleconference

Public Comments:
Laura Manfuso
Karen Allen
Monica Otte
J. Guy Manfuso- in person and submitted letter
Courtney Bell- in person and submitted letter
John Hause- in person and submitted letter
Sonya Leasure- submitted letter
Jeff Langston- submitted letter
Leslie Steen - submitted letter
Tom and Connie McEvoy- submitted letter
Quinton Ford- submitted letter
Gregory Jordan- submitted letter
Alex Smith - submitted letter

Ms. LaRocca made a motion to deny the STR application for three bedrooms located at 21936 Sherwood Landing Rd Sherwood MD 21665; based on the following findings
1. Issuance of the license would unduly disturb the peace of the neighborhood
Motion seconded by Mr. McQuay. The motion failed.

Vote 2-3
FOR: 2- McQuay, La Rocca
AGAINST: 3- Reichart, Watts, Suss
ABSTAIN: 0
ABSENT: 0

Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 21936 Sherwood Landing Rd Sherwood MD 21665 with the following conditions;

- Staff conditions
- No on street parking
- Quiet hours from 10:00pm to 8:00am
- No fire pit on the property

based on the following findings;

1. The application is complete.
2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.
3. Applicant complied with all notice requirements.
4. Issuance of the license would not unduly disturb the peace of the neighborhood
5. In the Board's discretion, no other substantial reasons exist to support denial of the license.

Motion seconded by Reichart. The motion carried.

Vote	4-1
FOR:	4- Reichart, Watts, La Rocca, Suss
AGAINST:	1- McQuay
ABSTAIN:	0
ABSENT:	0

7. Other Matters for Discussion –

- a. May 18, 2023 is the next Short Term Rental meeting. Announcement made to check the agenda for location. A meeting regarding the Lytle file is scheduled for June 29, 2023. Staff will consult with the board on May 18, 2023 to discuss the necessity of another June meeting.

7. Adjournment - The Chair called the meeting to adjourn.

Read and approved by the Board on 5/18/2023.


Chairperson Signature